

RESIDENCES

400 CENTRAL

FOREWORD

Red Apple Real Estate designed 400 Central to compliment St. Petersburg’s vibrant lifestyle, dynamic art community and extraordinary location. Encompassing a full two-acre city block, 400 Central is situated in the heart of downtown St. Petersburg.

Red Apple Real Estate is owned by John A. Catsimatidis, owner and CEO of Red Apple Group. With deep family ties to St. Petersburg, John directed the landmark project to be architecturally striking, reflecting the city’s critically acclaimed arts, culture, and creativity.

John’s relationship with St. Petersburg began decades ago with family trips to the city to visit his wife Margo’s family. Fulfilling a long-term goal of re-establishing roots in St. Petersburg, John saw the opportunity to purchase the coveted 400 Central Avenue parcel and create a “beautiful building.”

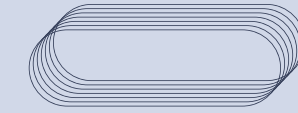
John Catsimatidis continues to strive for the betterment of the communities around him. Some of Red Apple’s notable residential development projects include 1 & 2 Ocean Drive, The Eagle, The Margo, The Giovanni, and The Andrea — all located in New York City.

The highly anticipated 400 Central Avenue project presents another positive opportunity for development and growth — this time in the Sunshine City of St. Petersburg, Florida.

JOHN A. CATSIMATIDIS

Owner and CEO of Red Apple Group / Red Apple Real Estate





THE RESIDENCES AT 400 CENTRAL

The Residences at 400 Central provide a unique lifestyle experience in one of the most desirable cities in the nation. Located in the heart of sunny St. Petersburg, Florida, 400 Central features designer condominium residences, breathtaking city and water views, elegant design, and a full suite of modern amenities.



THE BUILDING

THE HEIGHT OF LUXURY BEGINS AT 400 CENTRAL

Anticipated to be one of the tallest residential buildings on the west coast of Florida, The Residences at 400 Central will soar 515 feet above downtown St. Petersburg's vibrant Central Avenue, capturing breathtaking views from Tampa Bay to the Gulf of Mexico.

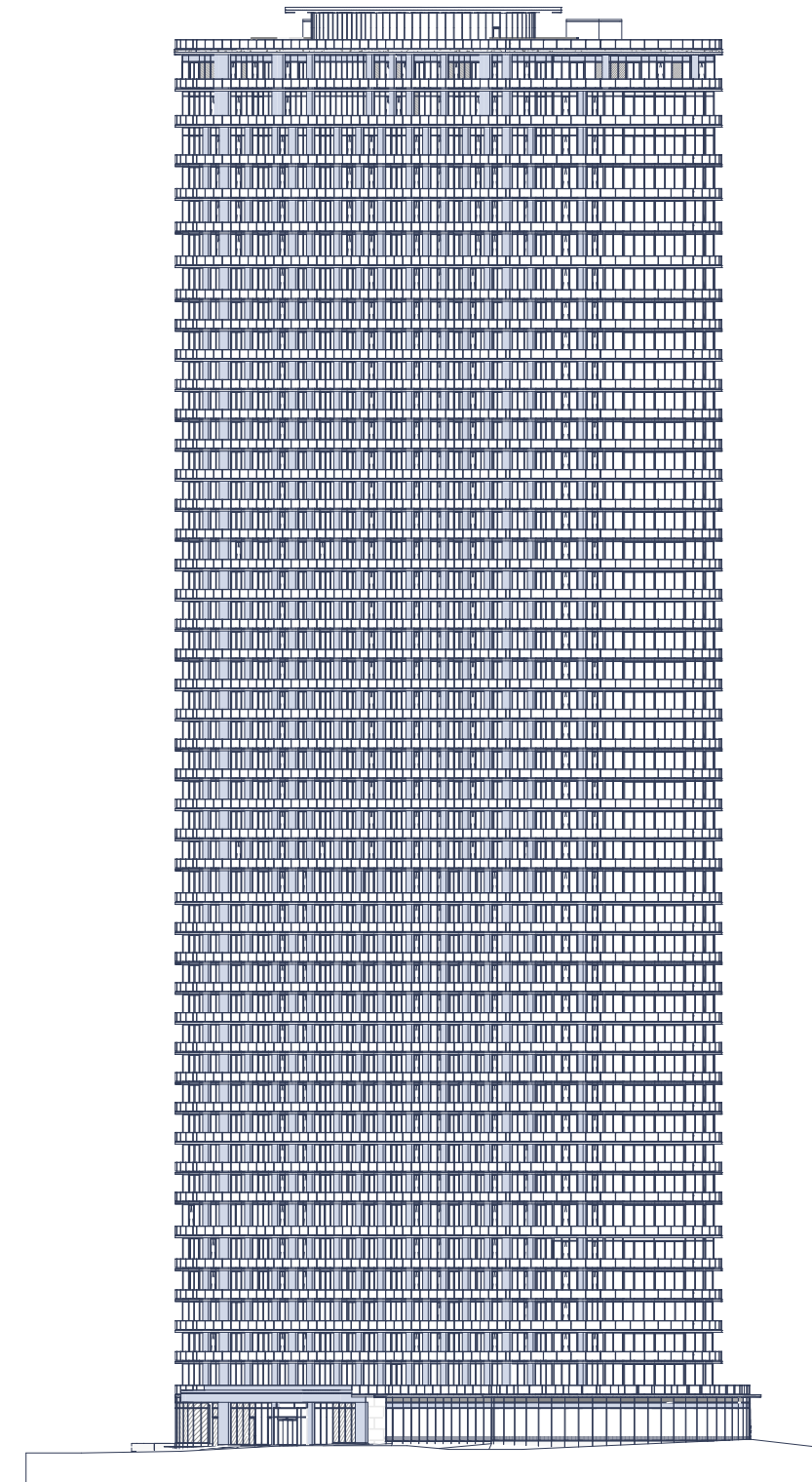




AN ELEVATED APPROACH TO CITY LIVING

Discover an elevated approach to city living at The Residences at 400 Central — a 46-story, full-service, luxury condominium tower consisting of designer homes with modern amenities and conveniences. With contemporary elegance from sidewalk to skyline, 400 Central was designed for residents who enjoy an active urban lifestyle in the center of it all.

THE DESIGN



“Paying homage to its coastal surroundings, the building is a form of nautical architecture expressed as part of the sky. The tower is placed at an angle to the street to create vibrant open spaces and capture dramatic vistas of the bay. Drawing inspiration from the marine surroundings, the rounded form of the building ensures it will never meet the sky with a hard edge — blending seamlessly and changing with the sun throughout the day, adding a dynamic display of light and shadow to the skyline of St. Petersburg.”

BERNARDO FORT-BRESCIA, FAIA
Founding Principal, Arquitectonica



“Channeling the vibrant energy of St. Petersburg, The Residences at 400 Central offer residents the approachable sophistication of city living with a coastal-modern design featuring dramatic architectural moves and warm organic materials.”

VINCENT CELANO
Founder & CEO of Celano Design Studio



FEATURES & AMENITIES

WHEN YOU LIVE IN THE SKY,
THERE ARE NO LIMITATIONS

The Residences at 400 Central offer an unmatched lifestyle opportunity in the idyllic coastal city of St. Petersburg. The condominium tower boasts a lavish collection of one to four-bedroom residences and a selection of custom penthouse homes. With breathtaking views, modern design, and a full suite of first-class amenities, you are bound to feel like you've been swept into paradise.







THE RESIDENCES

The Residences at 400 Central encompasses a luxurious collection of one to four-bedroom condominium residences and a selection of custom penthouse homes. The open-concept floor plans highlight energy-efficient living by way of progressive design and planning. Spacious interiors are illuminated by floor-to-ceiling windows and large sliding glass doors that lead to wrap-around terraces — allowing for ultimate enjoyment of breathtaking views and the Florida sunshine.

FEATURES & AMENITIES





GOURMET KITCHENS

The Residences at 400 Central boasts expansive gourmet kitchens with premium European-style cabinetry, quartz countertops with waterfall edge and a robust Jenn Air stainless steel appliance package. Additional kitchen features include deep under-mount stainless steel sinks with garbage disposals, pantries in select homes, and built-in wine refrigerators available as an upgrade.



FEATURES & AMENITIES



SPA-STYLE BATHROOMS

The Residences at 400 Central feature luxurious owner bathrooms with double vanities and a choice of a luxurious double shower or a free-standing soaking bathtub and a glass-enclosed shower. Spacious vanities are crafted out of premium European-style cabinetry and quartz countertops and adorned with elegant finishes and sleek porcelain tile. Water closets are available in select homes as an upgrade.

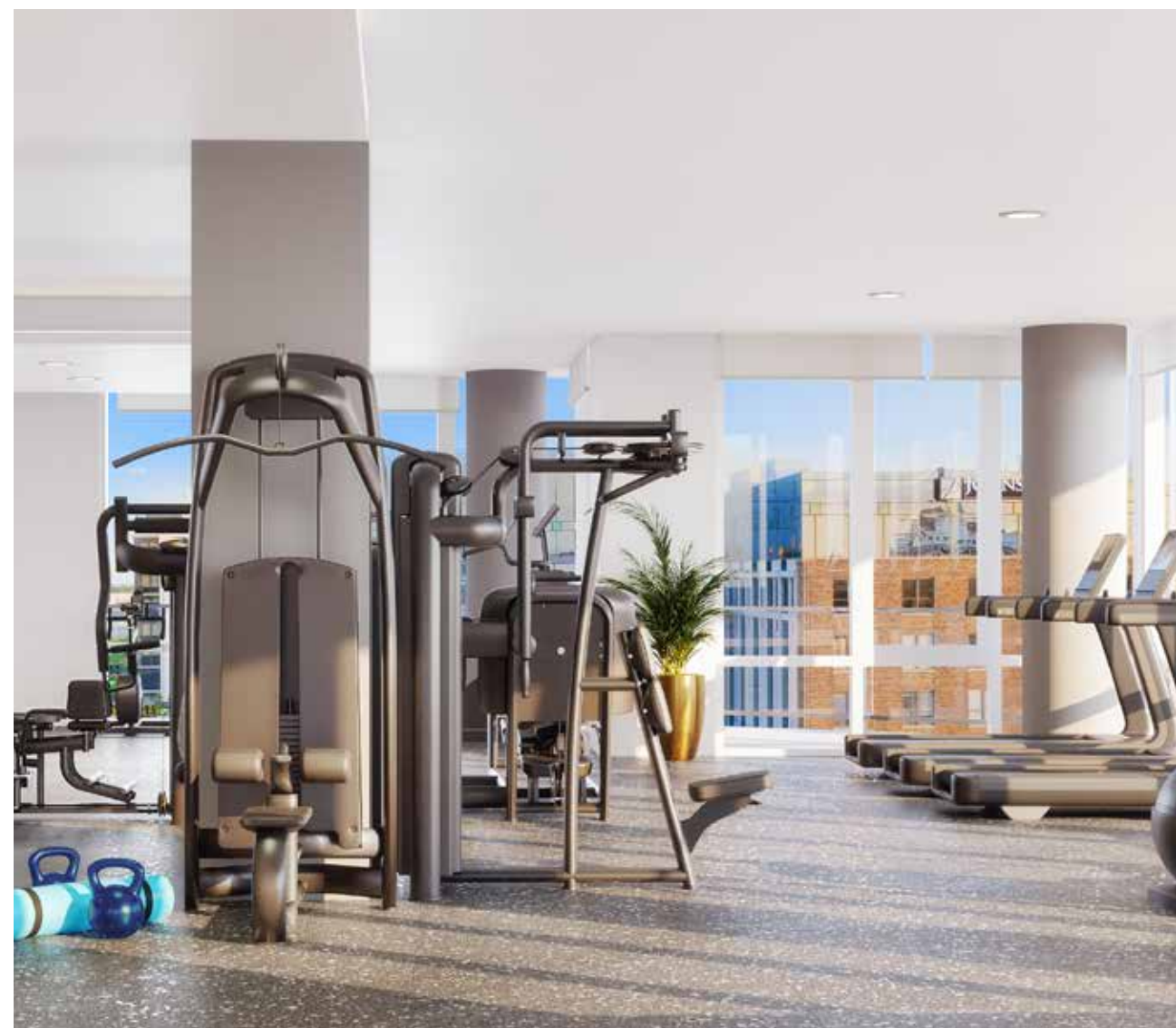
FEATURES & AMENITIES



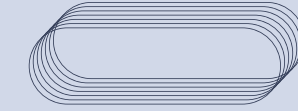


INDOORS & OUTDOORS

The Residences at 400 Central will provide over 12,900 square feet of private indoor residential amenities and over 23,100 square feet of outdoor amenities. An expansive, resort-style 7th floor amenity deck will include a heated pool and spa; entertainment area with a bocce court and fire pits; outdoor dining space with barbeque grills; a dog walking area; and a zen garden. An indoor-outdoor, professional-grade fitness center will offer state-of-the-art exercise equipment, free weights, and flex rooms. Additional amenities will include a modern game room with a pool table; theater lounge; private coworking space and boardroom; private dining room with a bar area; a catering kitchen; and climate-controlled private storage lockers.



FEATURES & AMENITIES



SKY LOUNGE OBSERVATORY

SHOWCASING 400 CENTRAL'S UNPARALLELED, PANORAMIC VIEWS

The Sky Lounge Observatory is a private, 46th floor rooftop amenity deck soaring 515 feet in the air. The glass-enclosed design provides panoramic views from Tampa Bay to the Gulf of Mexico. An intimate and dynamic interior and exterior lounge provides residents the flexibility to entertain or relax, while enjoying the breathtaking views and marveling in the height of luxury.

THE VIEWS

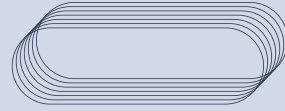


THE LIFESTYLE

MORE THAN A PLACE TO LIVE, IT'S A LIFESTYLE

400 Central's prime location on Downtown St. Petersburg's Central Avenue paves an accessible path to all the city has to offer. The ground level will offer a robust collection of independent shops, restaurants, and galleries – allowing you to fully immerse yourself in the 400 Central community.





PARADISE IN THE HEART OF THE SUNSHINE CITY

St. Petersburg, Florida is an eclectic city known for its blossoming art scene, selection of top-notch restaurants, unparalleled nightlife, boutique shopping, and award-winning white sand beaches. It fittingly holds the moniker “Sunshine City” for its record-breaking average of 361 days of sunshine per year.

400 Central is situated in the heart of Downtown St. Petersburg – within walking distance to all of the local hotspots, quick access to Interstate-275, a short drive to Tampa International Airport, and minutes from the beach.

THE LOCATION









JOIN THE
LIFESTYLE

465 CENTRAL AVENUE, ST. PETERSBURG, FL



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. THE COMPLETE OFFERING TERMS ARE IN A CPS-12 APPLICATION AVAILABLE FROM THE OFFEROR. FILE NO. CP22-0096

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